

Notice Of Public Hearing On Alpine Highway Community Development Project Area Plan
Board of Directors of the Redevelopment Agency of Lehi City

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Sections 17C-4-401 and 402, Utah Code Annotated 1953, as amended, that the Board of Directors of the Redevelopment Agency of Lehi City (the "Agency") have scheduled a public hearing on **Friday, December 26, 2014 at 4:00 p.m.** or as soon thereafter as reasonably feasible and completion of Lehi City Council business permits, in the City Council Conference Room (or City Council Chambers if needed), Lehi City Hall, 153 North 100 East, Lehi, Utah.

PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Section 17C-4-102(1)(d), Utah Code Annotated 1953, as amended, will be to:

- (1) allow public comment on the draft proposed project area plan (the "Project Area Plan") for the Alpine Highway Community Development Project Area (the "Project Area");
- (2) allow public comment on whether the draft Project Area Plan should be revised, adopted or rejected; and
- (3) receive all written objections and hear all oral objections to the draft Project Area Plan.

Notice is hereby given of the following:

- (1) You can obtain a mailed or facsimile transmitted copy of the description of the boundaries of the Project Area being proposed for community development, at no cost: (a) by mailing your request for a copy of the boundary description to Doug Meldrum, Redevelopment Agency of Lehi City, 153 North 100 East, Lehi, Utah 84043, or (b) by calling and making your request to Doug Meldrum of the Redevelopment Agency at (801) 768-7100, extension 2320. An electronic, printable copy of the boundary description of the Project Area is also available at the following website: www.lehi-ut.gov. A map showing the boundaries of the Project Area being proposed for community development is available for inspection at the office of the Agency located at the Lehi City Offices, 153 North 100 East, Lehi, Utah, and is also available on the aforementioned website and on the Utah Public Notice Website. The Project Area consists of approximately 126 acres of land generally located between 400 E and Highland Blvd. on Flash Drive street in Lehi City, and includes the I/M Flash manufacturing/fabrication facilities and approximately 26 acres of vacant ground east of said facilities.
- (2) The Agency may negotiate with taxing entities to obtain their voluntary agreement to provide funding, in the form of property tax revenues resulting from an increase in valuation of property within the proposed Project Area, to be paid to the Agency for community development purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid.
- (3) Any person objecting to the proposed draft Project Area Plan or contesting the regularity of any of the proceedings to adopt it may appear before the Agency Board at the hearing to show cause why the proposed draft Project Area Plan should not be adopted, or may file with the Agency written objections prior to the time and date of the public hearing showing cause why the proposed draft Project Area Plan should not be adopted. Oral and written objections will be received and considered at the public hearing.
- (4) The proposed Project Area Plan is available for inspection at the Agency offices; contact Doug Meldrum of the Agency at Lehi City Hall, 153 North 100 East, Lehi, Utah 84043. You are invited to submit to the Agency comments concerning the subject matter of the hearing referred to above prior to the hearing date. Please submit such comments to Doug Meldrum, at the address listed above.

The Agency is willing to meet and answer any questions you may have. If you have questions or desire to meet, please contact Doug Meldrum of the Agency at (801) 768-7100, extension 2320. The Project Area and Plan are proposals at this point and the Agency is interested in receiving your comments and suggestions. Dated the 5th day of December 2014. Redevelopment Agency of Lehi City, Executive Director. Published 12-5-2014.

LEGAL DESCRIPTION OF
ALPINE HIGHWAY COMMUNITY DEVELOPMENT PROJECT AREA

A parcel of land located in the East half of Section 28 and the Southwest Quarter of Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said parcel being further described as follows:

Beginning at point that is N49° 33' 54"E 689.864 feet from the South quarter corner of said Section 28 (N0°01'31"W 447.433 feet along the west line of the southeast quarter of said Section 28 and EAST 525.281 from the South quarter corner of said Section 28) a standard Utah County brass cap monument; and running thence along the boundary of Parcel 110290036 as recorded in the Office of the Utah County Recorder the following ten (10) courses and distances (1) N07° 36' 13"W 561.630 feet; thence (2) N57° 40' 47"E 197.972 feet; thence (3) N32° 19' 13"W 130.000 feet; thence (4) N57° 40' 51"E 470.000 feet; thence (5) N32° 19' 13"W 292.138 feet; thence (6) N57° 40' 47"E 927.501 feet; thence (7) N14° 38' 07"W 470.873 feet; thence (8) N75° 21' 53"E 850.000 feet; thence (9) S14° 38' 07"E 393.198 feet; thence (10) S74° 14' 09"E 895.770 feet; thence S74° 14' 09"E 922.145 feet to the easterly boundary of Parcel 110290043 as recorded in the Office of the Utah County Recorder; thence along said easterly boundary S01° 24' 45"W 1527.676 feet; thence N74° 14' 09"W 865.938 feet to the boundary of said Parcel 110290036; thence along the boundary of said Parcel 110290036 the following four (4) courses and distances (1) N74° 14' 09"W 945.256 feet; thence (2) S81° 45' 51"W 494.185 feet; thence (3) S57° 45' 51"W 643.508 feet; thence (4) S81° 48' 12.00"W 794.602 feet to the point of beginning. The above described parcel contains 5,505,882 square feet or 126.398 acres more or less.



Proposed Community Development Project Area



**Appendix A - Alpine Highway
Community Development
Project Area Map**